

Minutes of the MBTA Task Force Subcommittee on Communications and Outreach

July 11, 2024

July 11, 2024 1:00 p.m. Virtual

MEMBERS PRESENT: Sandy Bodmer-Turner, Gar Morse, Chris Olney, Susan Philbrick

ADDITIONAL PLANNING BOARD MEMBERS PRESENT: Mary Foley

STAFF PRESENT: Tiffany Marletta, Communications Director; Marc Resnick, Director of Land Management

Call to Order: The meeting was called to order at 1:10 p.m.

Ms. Bodmer-Turner and Mr. Morse led a discussion of the outreach event at Music in the Park on July 9th

- Many residents stopped by the table – informal discussions
- Questions included “what is the impact on the Town if we approve this”: water, sewer, parking, students, cars, units etc.
- Also questions regarding impact on Town if we “don’t have a plan.”
- Tappan Street neighbors stopped by – concerned about “Valentine” property owner
- Distributed at least 10 copies of updated FAQs
- Maps on foam boards were great visuals.

Ms. Bodmer-Turner explained the status of data collection

- Currently working with Town staff to obtain and understand grant amounts – past, present, projected
- Include historical pattern of development data
- Research single family properties turned into multifamily homes

Ms. Marletta summarized upcoming engagement events:

- Manchester Club in process
- Festival by the Sea – August 3 – with Select Board, Reed Park
- Council on Aging – September 24 – Ms. Philbrick will attend, others may join
- Ms. Donnelly from the Rotary welcomed the idea of speaking about MBTA zoning at the Rotary when Ms. Bodmer-Turner raised it – in process
- Cancel the Sept. 7 Public Forum – replace with Sat. Sept 21 10-12 Town Common
- Cancel Sept. 19 Chowder House – replace with Virtual Public Forum on Oct. 2, 7 p.m.
- Large Public Forum at High School tentatively set for Oct. 24
- Mr. Resnick discussed selecting dates for Ms. Innes and legally required Planning Board hearings (separate from Public Forums and Meetings).

- Fall all-Town mailing detailing facts of proposed zoning amendments and upcoming public hearings, meetings and events.

Ms. Foley repeated the proposal that she raised at the July 9th Planning Board meeting. Although all Town residents must vote on zoning amendments at an Open Town Meeting, Ms. Foley would like the Town to individually notify only those residents who live in the proposed overlay districts of the proposed zoning amendments. This would be a communication separate from and in addition to the town-wide communications to all residents planned for the Fall. Ms. Philbrick asked Ms. Foley to provide to Mr. Resnick the examples of similar targeted notifications that Ms. Foley stated she has collected from other communities.

Ms. Philbrick led a discussion of plans for filming/summarizing each individual proposed district for inclusion on the Town website:

- Mr. Olney and Ms. Bodmer-Turner will work on Beach to Sea – agreed to create/film this District first
- Ms. Philbrick will work on Allen to Lincoln
- Mr. Morse will explain the Beaver Dam Road District
- Wait on Pine/Newport Park etc.
- Work on Beach to Sea first

Updated Communication Plan:

- Ms. Marletta previously distributed updated the draft plan for comment
- Members will provide comments to Ms. Marletta by Friday, July 19
- Seek approval from Task Force when finalized

Approval of Minutes: Minutes of the June 27th meeting were approved. Mr. Morse moved to approve, and Mr. Olney seconded. Passed unanimously.

Next Meeting: Thursday, August 1, 2024 at 10:30 a.m.

Public Comment:

Sarah Pierce explained that her MBTA zoning float on July 4th was to encourage residents to attend Town Meeting.

Sarah Pierce asked about the possibility of increased building in the proposed overlay districts.

Sarah Pierce expressed concern about the lack of affordable housing and the limitations imposed on such housing by the MBTA Communities Act.

Adjourn: The meeting was adjourned at 2:50 p.m. upon motion by Ms. Bodmer-Turner, seconded by Mr. Morse, and passed unanimously.

